

CHAPTER 15

M-2 District -- Light Manufacturing District

Sec. 15-1. Uses Permitted; M-2 District.

The following uses are permitted in all M-2 Districts:

- (1) Any use permitted in C-1, C-2, or C-3 Commercial Districts, but excluding all residential, motel, hospital, school, college, church, and community center uses, except that sleeping quarters may be established in connection with any industrial establishment for a watchman or caretaker employed upon the premises.
- (2) Animal or veterinary hospitals or dog kennels.
- (3) Asphalt or bituminous concrete mixing plant, subject to securing a Use Permit. (10/27/99)
- (4) Rock, sand, and gravel storage, distribution, concrete mixing plant or concrete products, subject to the provisions of Section 18-21 hereof, and subject to securing a Use Permit. (10/27/99)
- (5) Battery manufacturing.
- (6) Off-premise advertising signs, subject to securing a Use Permit as provided in Section 18.1-11 hereof. (10/27/99)
- (7) Blacksmith shop, machine shops, and light metal fabrication, excluding heavy punch presses and drop hammers.
- (8) Distribution plants, parcel or express delivery, ice and cold storage plants, bottling plants, and food commissaries.
- (9) Fruit and vegetable freezing plants.
- (10) Laundry, cleaning and dyeing works, and carpet and rug cleaning.
- (11) Poultry and rabbit killing incidental to a retail business on the premises.
- (12) Wholesale storage building and warehouses.
- (13) Manufacturing, compounding, processing, packaging,

or treatment of such products as seafood, bakery goods, drugs, grains, perfumes, pharmaceutical, cosmetics, dairy products, except the following: sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils, meat products.

- (14) Manufacturing, compounding, assembly, or treatment of articles of merchandise of the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horns, leather, paper, plastics, stone, tobacco, wood, yarns, and paint not employing in-boiling process.
- (15) The manufacture of pottery, figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
- (16) The manufacture and maintenance of electrical and neon signs, billboards, commercial advertising structures, sheet metal products, including heating and ventilating ducts and equipment.
- (17) Manufacturing and assembling of light mechanical devices, machines and parts, such as toys and novelties, meters, wire products, pumps, vending machines, and office machines.
- (18) Manufacturing and assembling of electrical devices, appliances, electronic equipment, radios, phonographs, including the manufacture of parts such as coils and transformers, machine parts such as thermostats, heaters, generators and other electrical products, but not including heavy equipment such as used on electrical power generation.
- (19) Building materials, contractors' equipment, storage yard or plant, or rental of equipment used by contractors.
- (20) Carnival, circus, or tent shows.
- (21) Draying or trucking yard or terminal.
- (22) Motion picture studio.
- (23) Public utility, power plant or yard, gas plant or tank yard, electrical receiving or transformers, or substations.

- (24) Small boat building or repair.
- (25) Commercial seawalls, piers, and docks used for the loading or unloading of water transported cargo or relating to an industrial or commercial operation, subject to securing a Use Permit. (10/27/99)
- (26) Bulk plants or establishments where flammable liquids are received by tank vessel, pipeline, tank car or tank vehicle, or container and area stored or blended in bulk for the purpose of distributing such liquids by any means.
- (27) Other uses which are of the same general character as those listed above, provided that any use in any M-2 District shall not be obnoxious or offensive by reason of emission or odor, smoke or dust, gas, noise or vibration.
- (28) Outdoor material storage, subject to the provisions of Section 18-21 hereof.
- (29) Day care 3, as an accessory use, subject to securing a Conditional Privilege. (10/27/99)
- (30) Commercial communication tower, subject to securing a Use Permit. (10/27/99)
- (31) Commercial Building Mounted Antenna; provided the following:
 - (a) The building is not a single family dwelling;
 - (b) The minimum height of the building shall be no less than thirty five (35) feet;
 - (c) The height of the antenna (including support structures) shall not exceed twenty two feet above the highest point of the building;
 - (d) The antenna and support structures are painted so that they are compatible to the primary building structure, unless roof mounted; and(amended 7/9/97)
 - (e) Intermodulation testing is coordinated through the Hampton Police Division demonstrating that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications. Such testing shall also be required from each subsequent operator prior to any building permits to add or modify antennae. Should any equipment associated with the antennae be found to interfere with

public safety communications, the owner shall be responsible for the elimination of such interference. (Amended 1/23/02)

- (32) Other uses incidental to any of the above uses and accessory buildings located on same lot.

Sec. 15-2. Height Regulations; M-2 District.

No structure in an M-2 District shall exceed thirty five (35) feet in height, except that the height limit may be increased provided that all height greater than thirty five (35) feet shall set back from all lot lines one (1) foot for each three (3) feet of such additional height.

Sec. 15-3. Building Setback Regulations; M-2 District.

- (1) Front Yard.

Where all frontage is located in an M-2 District, no front yard shall be required.

- (2) Side Yard.

No side yard shall be required in an M-2 District except where the side of a lot in an M-2 District abuts upon a lot in a residential district, then there shall be a side yard the same as required in the residential district.

- (3) Rear Yard.

No rear yard shall be required in an M-2 District except where the rear of a lot in an M-2 District abuts upon a lot in a residential district, then there shall be a rear yard the same as required in the residential district.

Sec. 15-4. Off-Street Parking and Loading; M-2 District.

- (1) Uses permitted in any M-2 District shall provide garage or vehicle parking space as required in Chapter 19 hereof.
- (2) Commercial or manufacturing uses in an M-2 District shall provide off-street loading space as required in Chapter 19 hereof.